

LAND BOARD AGENDA ITEM

July 21, 2008

**SET MINIMUM BID FOR LAND BANKING PARCELS # 170, 210 & 211
LEWIS & CLARK COUNTY**

Seller: State of Montana, Department of Natural Resources and Conservation

Nominator: All Parcels – Dearborn Ranch, LLC

Location: The three parcels are approximately 3 to 11 miles north of Wolf Creek, MT east of Highway 287. All three parcels are within Lewis and Clark County.

Property Characteristics: All three parcels are grassland and are used for grazing purposes.

Access: Parcel #170 & #210 – These parcels are surrounded on all four sides by the Dearborn Ranch and there is no access provided for recreational purposes.

Parcel #211 – This tract is bordered on three sides by the Dearborn Ranch and on the east by Canyon Cattle Company. There is no access provided for recreational uses.

Agency Recommendation:

Based on appraised values, the Director recommends the minimum bid amount as follows:

Sale #	# of Acres	Appraised Value Without Access	Appraised Value With Access	Recommended Minimum Bid	Trust
170	600.04	\$300,000	\$600,000	\$600,000	MSU Morrill
210	280.00	\$133,000	\$266,000	\$266,000	Public Building
211	640.00	\$304,000	\$608,000	\$608,000	Common School